

FAMILY SIZED HOUSING



Family-Sized Housing White-Paper

- Spotlight need for affordable, family-sized housing
- Call on Mayor and Council to establish an action plan



Background

- Based findings in *Housing Seattle* Report
- Not enough units both affordable and suitably sized



Photo courtesy of Seattle Parks and Recreation

Pop. Density and Share of Households That Are Families with Children: Seattle and a Selection of Other Large U.S. Cities

	Pop. Density Per Square Mile	Total Households	% of Households that are Families with Children
Los Angeles	8,092	1,318,168	33.4%
Milwaukee	6,190	230,221	33.4%
New York	27,016	3,109,784	30.5%
Chicago	11,844	1,045,560	29.6%
Baltimore	7,676	249,903	27.9%
Denver	3,915	263,107	24.7%
Portland, OR	4,347	248,546	24.5%
Minneapolis	7,085	163,540	23.2%
Boston	12,787	252,699	22.9%
Washington	9,864	266,707	20.4%
Seattle	7,255	283,510	19.2%
San Francisco	17,169	345,811	18.0%

Action Needed!



*Making meaningful progress on this issue will
require a variety of tools:*

*the City will need to both reinforce current efforts
to encourage family-friendly housing
and
explore some strategies it has not yet tried.*

Action Agenda Items

- Adopt a formal definition of family-sized housing



Photo courtesy of Schemata Workshop

Action Agenda Items

- Add flexibility in some Single-Family zoned areas
 - ▣ Duplexes and cottage housing can provide attractive and affordable choices.
 - ▣ More flexibility on ADUs.

Including a broader mix of low-density housing will make it possible for a larger number of families with a wider range of incomes to live in these neighborhoods.

Action Agenda Items

- Strategic rezoning of some selected Single-Family to Low Rise Multi-Family
 - In Transit Communities
 - Existing Family Friendly Neighborhoods
 - Use new tools that actually yield family-sized units



Action Agenda Items

- Ensure that bonus development provisions and incentive zoning programs work to encourage family-sized units
 - ▣ **3+ bedroom bonus**
 - ▣ Recalibrate ***Multi Family Tax Exemption*** and ***Incentive Zoning Program***

Action Agenda Items

- Subsidized housing programs play a critical role



Action Agenda Items

- City policies should use a family-oriented lens
 - Major Comprehensive Plan Update a great opportunity



Photo courtesy of Andrew van Leeuwen

Action Agenda

- Decision makers need to devote necessary resources to further inform, refine, and implement this agenda



Photo courtesy of Catherine Benotto

Conclusion and Questions

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